

STATEMENT OF JUSTIFICATION

TLZM 2013-0006, CRESCENT PARKE

**Rezoning Application from CD-C and CD-MUO to CD-C, CD-RH and CD-MUO Districts
PIN #s 232-37-7166, 232-37-5627, 232-38-9290, 232-28-3893 and part of 232-37-3721**

December 23, 2014

I. Introduction

Lansdowne Development Group is the applicant for the Rezoning of the proposed Crescent Parke mixed-use community. Crescent Parke is comprised of five parcels totaling approximately 53.3 acres. The applicant proposes to create a unified, mixed-use community pursuant to the Crescent Design District standards.

Crescent Parke is planned to contain 401 dwelling units consisting of 305 townhouses, including 96 two-over-two style townhouses, and 96 multiple-family units over first floor commercial. The commercial component consists of 51,125 square feet of first floor retail uses, 22,500 square feet of office over first floor retail and 90,000 square feet of stand-alone office for a total of 163,625 square feet of commercial uses. Crescent Parke zoning proposes three Crescent Design District sub-districts: a 7.35-acre CD-C Commercial sub-district, an 16.82-acre CD-MUO Mixed-Use Optional sub-district, and a 29-acre CD-RH Residential High Density sub-district.

II. Crescent Parke Proposal

The Crescent Parke plan proposes to rezone a portion of the property from the mapped Crescent Design sub-district to an alternative sub-district as well as to remap the building height map in certain instances.

Parcel "D-1" as designated on the zoning plat will retain the CD-C sub-district with a two-story building with first floor retail and second floor office use totaling 45,000 square feet.

Parcel “E-1” as designated on the zoning plat proposes the CD-MUO sub-district for the majority of the parcel, which is consistent with the current zoning mapped for this parcel. A portion of the parcel will be re-mapped the RH sub-district. Three levels of multi-family units over first floor retail are proposed for buildings MU-1, MU-2, MU-3 and MU-4, which means this zoning application is seeking approval for residential use (96 multifamily dwelling units) and for four-story buildings in the CD-MUO sub-district pursuant to Table 7.10.9.E.2.E – CD-MUO District Standards of the zoning ordinance and for the proposed residential use pursuant to Table 7.10.9.E.1 – CD-MUO Uses of the zoning ordinance.

Parcel “F-1,” p/o of “E-1”, Mooney and p/o Failmezger as designated on the zoning plat proposes the CD-RH sub-district. This parcel currently is zoned a combination of CD-C, CD-MUO and CD-OS. In addition, four-story buildings for the stacked townhouse units are proposed for this parcel, which means this zoning application is seeking approval for the four-story buildings in the CD-RH sub-district pursuant to Table 7.10.9.B.2.E – CD-RH District Standards of the zoning ordinance. Also, the proposed single-family-attached, two-over-two style dwelling units require approval via a rezoning application pursuant to Table 7.10.9.B.1 – CD-RH Uses of the zoning ordinance.

The rezoning application also includes several modification requests pursuant to the Crescent Design District specifications that are included in a separate document submitted with this application.

III. Crescent Parke Plan

Since the Crescent Parke community is bisected by the Tuscarora Creek stream valley, the community has been designed around that significant natural feature, which has resulted in two distinct neighborhoods. The neighborhood on the north side of Tuscarora Creek features the mixed-use commercial with accessory residential areas. Building C-1 is proposed as a three-story office building and building C-2 features first floor retail and

second story offices. Four mixed-use buildings with first floor retail and three levels of multi-family dwelling units above are arrayed along Davis Avenue and General Urban Street "B."

On the south side of Tuscarora Creek is a residential neighborhood which contains both townhouse units and two-over-two units. This compact neighborhood is walkable to the mixed use businesses within Crescent Parke as well as the businesses nearby to Crescent Parke, including a grocery store. The roundabout for Davis Avenue and Gateway Drive is located at the heart of the community. Several other open green spaces embellish the neighborhood, which also sits astride the three-acre pond in Olde Isaak Walton Park as well as the stream valley park with proffered trail along Tuscarora Creek. The neighborhood backs up to the Dulles Greenway terminus ramp, but the landscape plan shows a heavily-vegetated buffer adjacent to the ramp. An area also is being reserved along the eastern property boundary for the future extension of the Greenway as envisioned in the Town Plan. Until such time as the road is extended, this reservation area provides a generous green space buffer between Crescent Parke and the adjacent communities to the east. A trail connecting Gateway Drive to the Tuscarora Creek trail also is proposed in the right-of-way reservation area.

Building elevations are being provided with this application. The architectural design intent, however, is to follow the design review process and standards in the Crescent Design District ordinance for all of the buildings in Crescent Parke.

IV. Town Plan

According to the Land Use Policy Map and the Land Use Element of the Town Plan, the Property is located in the Downtown land use category. The Crescent District Master Plan adopted in 2006 does not include these parcels, even though they subsequently were included in the Crescent Design District adopted in 2013. The Downtown land use category for the areas outside of the Old and Historic District states that "...development

should extend the character of the original Old and Historic District with a fine-grained mix of multi-story buildings in a pedestrian-friendly environment." The advantage of the property having been zoned to the Crescent Design District is that the standards set forth in this district are designed to accomplish the style of development envisioned in the Town Plan. The plan for Crescent Parke follows the Crescent Design District standards, which will result in a community pattern conforming to the Town Plan vision. The Crescent Design District also sets forth the design standards desired for these areas, as well as a design review process; therefore, an independent set of design guidelines for Crescent Parke is not required to ensure the project will adhere to the design standards set forth in the Town Plan and the Crescent Design District.

A Town Plan Amendment application accompanies this rezoning application since the land use designation for the proposed residential neighborhood south of Tuscarora Creek (proposed for the RH sub-district) does not conform to the residential neighborhood zoning.

V. Open Space

The dominant on-site open space feature for Crescent Parke is the Tuscarora Creek stream valley, which also is the primary focal point for the community, as well as a regional open space amenity. The community also is benefitted by the 21-acre Olde Isaak Walton Park being located adjacent to Crescent Parke. This park is leased by the Town of Leesburg for use as a town-wide park. It contains a three-acre pond, an activities building and a one-half acre dog park. The applicant is providing an eight-foot asphalt trail along the southern creek stream valley connecting through the park to South King Street (subject to town approval) and the properties to the east, which will provide a major pedestrian and recreation amenity for the town. A trail also is proposed in the Dulles Greenway right-of-way reservation area that will provide a connection from the Tuscarora Creek trail to Gateway Drive.

The residential areas of Crescent Parke also contain neighborhood greens, pocket parks and neighborhood parks at strategic locations throughout the neighborhood to provide residential-scale green space. The mixed-use commercial areas include 14,375 square feet in amenity areas to provide amenity space for these uses.

The Crescent Parke plan provides ample amenity areas, natural and buffer space areas, and overall open space in both the mixed-use and residential neighborhoods of Crescent Parke.

VI. Transportation

A traffic impact analysis prepared by Bowman Consulting, conforming to the standards set forth in the DCSM accompanies this application. The property is located in the northeast quadrant of the South King Street/Leesburg Bypass interchange and is bounded by South King Street to the west, Catoctin Circle to the north, Leesburg Bypass to the south and Harrison Street to the east. Access to the site is proposed via an extension of Davis Avenue, an extension of Gateway Drive and a proposed connection to East First Street. The traffic analysis indicates that the traffic conditions with the build-out of Crescent Parke would be adequately accommodated with the implementation of several improvements:

- Construct one northbound right-turn lane at the intersection of South King Street/Davis Avenue;
- Construct one westbound left turn lane at the intersection of South King Street/Davis Avenue, creating dual westbound left-turn lanes and re-stripe the existing through left-turn lane to a through right-turn lane; and
- Traffic signal modifications to accommodate these improvements.

VII. Approval Criteria Pursuant to Section 3.3.15 of the Zoning Ordinance

A. Consistency with the Town Plan, including but not limited to the Land Use Compatibility Policies.

According to the Land Use Policy Map and the Land Use Element of the Town Plan, the Property is located in the Downtown land use category. The Crescent District Master Plan adopted in 2006 does not include these parcels, even though they subsequently were included in the Crescent Design District adopted in 2013. The Downtown land use category for the areas outside of the Old and Historic District states that "...development should extend the character of the original Old and Historic District, with a fine-grained mix of multi-story buildings in a pedestrian-friendly environment." The advantage of the property having been zoned to the Crescent Design District is that the standards set forth in this district are designed to accomplish the style of development envisioned in the Town Plan. The plan for Crescent Parke follows the Crescent Design District standards, which will result in a community pattern conforming to the Town Plan vision. A Town Plan Amendment application accompanies this rezoning application to change the land use designation for the property proposed to be zoned to the RH sub-district of the Crescent Design District.

B. Consistency with any binding agreements with Loudoun County, as amended, or any regional planning issues, as applicable.

The applicant is not aware of any binding agreements with Loudoun County or regional planning issues as they pertain to the Crescent Parke application.

C. Mitigation of traffic impacts, including adequate accommodation of anticipated motor vehicle traffic volumes and emergency vehicle access.

The traffic impact analysis recommends several improvements to the local street network to be able to accommodate the site's traffic, which the applicant anticipates addressing during the rezoning application process. The on-site street design will be done according to town standards which will accommodate emergency vehicle access. The rezoning of

the property south of Tuscarora Creek for a residential neighborhood provides the opportunity for the applicant to construct the Davis Avenue extension bridge over Tuscarora Creek, enabling this major transportation link for the town to be completed. If the property south of Tuscarora Creek were to be developed under the current zoning, there would be no proffer to construct this bridge.

D. Compatibility with surrounding neighborhood and uses.

The applicant is proposing a mixed-use community that is laid out specifically for compatibility with the surrounding uses. The neighborhood containing the office and retail uses is located near King Street commercial uses and behind the commercial uses located along Catoctin Circle. The residential neighborhood is located adjacent to residential communities to the east and the Olde Isaak Walton Park. The proposed uses blend seamlessly with the existing surrounding uses.

E. Provision of adequate public facilities.

The applicant is providing connections to the existing road network that currently are not connected and will provide recommended improvements to the existing network to accommodate the site traffic. The applicant also is providing public access to the Tuscarora Creek regional open space amenity. The applicant will provide the anticipated contributions to public school and public recreation facilities.

VIII. Conclusion

Crescent Parke will become a desired implementation of the Crescent Design District vision providing a mix of retail, office, and multiple-family, two-over-two and townhouse residential units. The proposed street network will connect Gateway Drive and King Street, providing additional connections for the street grid planned in the Crescent District. In addition to the transportation network improvements, the community has access to regional open space amenities with the adjacent Olde Isaak Walton Park and the Tuscarora Creek stream valley traversing the property. The residents and workers within

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Crescent Parke will be able to walk to the businesses in the King Street/Catoctin Circle area as well as the business within Crescent Parke. The applicant looks forward to working with the town to review, approve and implement this signature project in the Crescent Design District.